

## Message Text

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ACTION IO-10

INFO OCT-01 EUR-12 ISO-00 CIAE-00 COME-00 DODE-00 DOTE-00

EB-07 FMC-02 INR-07 NSAE-00 CG-00 OFA-01 DLOS-05 L-02

OIC-02 ABF-01 TRSE-00 OMB-01 AF-06 ARA-10 EA-10

NEA-09 /086 W

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R 301629Z APR 75

FM AMEMBASSY LONDON

TO SECSTATE WASHDC 0683

UNCLAS LONDON 06504

E.O. 11652: N/A

TAGS: AORG, IMCO

SUBJ: IMCO HEADQUARTERS FACILITIES

REF: LONDON 5453

1. WG ON HEADQUARTERS MET APRIL 25 TO CONSIDER NEW BRITISH GOVERNMENT PROPOSAL (REFTEL). UK HAS NOW FORMALLY PROPOSED THAT SITE AND BUILDING BE FINANCED BY PRIVATE DEVELOPER IN RETURN FOR RENT ON BASIS OF LONG-TERM LEASE BETWEEN SECRETARY GENERAL AND DEVELOPER. UK WOULD CONTRIBUTE 80 PERCENT OF RENT; OCCUPATIONAL COSTS (FURNISHINGS, PHONE SYSTEM, SIMULTANEOUS TRANSLATION SYSTEM, SPECIAL FEATURES) WOULD BE BORNE BY IMCO IN UK VIEW.

2. NEW UK PROPOSAL, WHICH A CONTINUATION OF PRESENT AND PREVIOUS HEADQUARTERS ARRANGEMENTS, RECEIVED WITH APPROVAL BY MEMBERS OF WG AND SECRETARY GENERAL. "OCCUPATIONAL COSTS" HOWEVER, WAS QUESTIONED BY ALL WG MEMBERS AND SECGEN. VARIOUS ESTIMATES PUT THESE COSTS AT FROM 1.5 TO 2.5 MILLION POUNDS (3 TO 5 MILLION DOLLARS) IF BROAD-EST UK DEFINITION OF ITEMS TO BE INCLUDED UNDER THEM WERE ACCEPTED. SEVERAL DELS POINTED OUT UK APPARENTLY ONLY WILLING TO PAY RENT ON "BARE BUILDING". DEBATE ON ISSUE ILLUSTRATED THAT WG AND SECGEN EXPECTED THAT ONLY LIMITED

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OCCUPATIONAL COSTS WOULD BE ACCEPTABLE TO IMCO AND ISSUE

LEFT TO BE NEGOTIATED FURTHER BETWEEN SECGEN AND UK.

3. REPORT TO COUNCIL BEING PREPARED FOR REVIEW AT FURTHER WG MEETING MAY 1 OR MAY 2. REPORT WILL NOTE THAT WG RECOMMENDS UK PROPOSAL IN PRINCIPLE TO COUNCIL. EXPECT COPIES WILL BE SENT TO COUNCIL DELS SHORTLY THEREAFTER. SECGEN NOTED HE HOPES TO BE ABLE TO GET COUNCIL AGREEMENT IN PRINCIPLE TO PROCEED ON BASIS UK OFFER TO BEGIN NEGOTIATIONS WITH DEVELOPER SO THAT SITES (4 DESCRIBED IN PREVIOUS REPORTS) WILL NOT BE LOST THROUGH DELAY. THIS VIEW SUPPORTED BY UK.

4. IN SEPARATE ACTION AT WG MEETING, IN LINE WITH AUTHORITY GIVEN WG BY COUNCIL, SECGEN AUTHORIZED TO PROCEED WITH NEGOTIATIONS FOR RENTAL OF PROPERTY AT 33 DOVER STREET FOR TEMPORARY ADDITIONAL ACCOMMODATION OF IMCO STAFF. PROPERTY HAS 12,000 SQ. FT. OF USEABLE SPACE WHICH EXPECTED TO FILL IMCO'S NEEDS TO 1978/1979. RENT AT 9 POUNDS/SQUARE/FOOT SLIGHTLY LOWER THAN MARKET PRICE. UK WILL PAY 80 PERCENT OF 115,000 POUND PER YEAR RENT AS AT PRESENT HEADQUARTERS.

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## Message Attributes

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**Capture Date:** 01 JAN 1994  
**Channel Indicators:** n/a  
**Current Classification:** UNCLASSIFIED  
**Concepts:** n/a  
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**Copy:** SINGLE  
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**Decaption Date:** 01 JAN 1960  
**Decaption Note:**  
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**Disposition Approved on Date:**  
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**Disposition Comment:**  
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**Office:** ACTION IO  
**Original Classification:** UNCLASSIFIED  
**Original Handling Restrictions:** n/a  
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**Reference:** 75 LONDON 5453  
**Review Action:** RELEASED, APPROVED  
**Review Authority:** ShawDG  
**Review Comment:** n/a  
**Review Content Flags:**  
**Review Date:** 25 NOV 2003  
**Review Event:**  
**Review Exemptions:** n/a  
**Review History:** RELEASED <25 NOV 2003 by MaustMC>; APPROVED <30 DEC 2003 by ShawDG>  
**Review Markings:**

Margaret P. Grafeld  
Declassified/Released  
US Department of State  
EO Systematic Review  
05 JUL 2006

**Review Media Identifier:**  
**Review Referrals:** n/a  
**Review Release Date:** n/a  
**Review Release Event:** n/a  
**Review Transfer Date:**  
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**TAGS:** AORG, IMCO  
**To:** STATE  
**Type:** TE  
**Markings:** Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 05 JUL 2006